

## WARRANTY DEED

**Know all Persons by these Presents,**

005525

**That** I, CECILE B. PASHA and formerly known as Cecile B. Gagne of the City of Waterville, County of Kennebec and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

paid by the said CECILE B. PASHA and WILLIAM E. PASHA, wife and husband,

whose mailing address is 5 West River Road, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

convey unto the said CECILE B. PASHA and WILLIAM E. PASHA, as tenants in common and not as joint tenants, their

heirs and assigns forever,

THE FOLLOWING LOTS OR PARCELS OF LAND together with the buildings and improvements erected thereon, situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and separately bounded, described and designated as follows, to wit; -

## PARCEL A

BEGINNING at an iron pin in the northwesterly line of Sidney Road, so-called, which iron pin is one hundred twenty-five (125) feet southwesterly from the southwesterly corner of land of Edward and Beatrice Vlodek; thence running in a general northwesterly direction, one hundred eighty (180) feet to an iron pin in the southeasterly line of land of Placide Gagne; thence running in a general northeasterly direction along the southeasterly line of said Gagne and Richard Cyr, a distance of one hundred twenty-five (125) feet to an iron pin in the northwesterly corner of land of said Vlodek; thence running in a general southeasterly direction along the southwesterly line of said Vlodek, a distance of one hundred ninety-five (195) feet to an iron pin in the northwesterly line of said Sidney Road; thence running along the northwesterly line of Sidney Road, a distance of one hundred twenty-five (125) feet to the point of beginning.

BEING LOT NO. 2 according to a Plan of Property of Aimee R. Letourneau made September 18, 1941 by Harry E. Green, C.E.

EXCEPTING AND RESERVING, however, from the said Parcel A hereinbefore described, a certain lot or parcel of land conveyed by the said Cecile B. Gagne to Carl F. Cote et al under and by virtue of a certain Warranty Deed in Joint Tenancy dated June 17, 1987 and recorded in the Kennebec County Registry of Deeds in Deed Book 3175, at Page 166 and reference should be made to the record thereof for a description of said lot or parcel of land.

BEING a portion of the premises conveyed to the said Cecile B. Gagne and Robert D. Gagne, her husband, and now deceased, under and by virtue of a certain Warranty Deed in Joint Tenancy from Aimee R. Letourneau dated July 29, 1954 and recorded as aforesaid in Deed Book 972, at Page 142. Robert D. Gagne died testate on July 7, 1979 and whose estate has been duly probated in the Kennebec County Probate Court - Docket No. 47164.

COPY

NOT RECORDED  
TAX DED

TOGETHER with the right to enter, keep and maintain a sewer pipe running across the northeasterly portion of land of the said Thomas Pelkey et al from the southerly line of land of the said Gagnes' across land of Pelkeys' to said sewer in Sidney Road in said Waterville, together with the right to enter upon said land at all necessary and reasonable times for the purpose of cleaning, repairing or renewing any portion of said pipe and for this purpose may dig up the soil covering said pipe to a reasonable extent taking care to do as little damage as possible and replacing said soil in a careful and workmanlike manner and which was granted to the said Robert D. Gagne and the said Cecile B. Gagne under and by virtue of a certain Quitclaim Deed from the said Thomas Pelkey and Laura Pelkey dated October 1, 1956 and recorded as aforesaid in Deed Book 1096, at Page 396.

## PARCEL B

A CERTAIN LOT OR PARCEL OF LAND situate, lying and being in the City of Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit: -

BEING a portion of Lot Number Thirteen (13) according to a Plan of Lots known as Plan of Collette Street, said Plan made by Francis Armstrong, C.E. for Thomas Pelkey and Laura Pelkey dated July 1947.

COMMENCING at a point at the northwesterly corner of land owned by the said Robert D. Gagne and Cecile B. Gagne; thence running westerly for a distance of twelve (12') feet to a point and an iron pin along line of Lot Number Twelve (12) of said Plan of Collette Street; thence running southerly for a distance of seventy-eight (78') feet to a point and an iron pin in land now or formerly owned by Thomas E. and Laura Pelkey; thence running easterly for a distance of twenty (20') feet along said Pelkey's line to land owned by the said Robert D. Gagne and Cecile B. Gagne; thence running northerly for a distance of sixty-seven (67') feet along the line of land now owned by the said Robert D. Gagne and the said Cecile B. Gagne to the point of beginning.

NO PART of house or foundation shall be erected nearer than fifteen (15') feet from the street line and no house shall be more than a two-family house and shall be restricted to cost not less than \$5,000.00 and no part of said premises shall be used for any commercial purposes of any kind whatsoever.

BEING the same premises conveyed to the said Robert D. Gagne and the said Cecile B. Gagne under and by virtue of a certain Warranty Deed in Joint Tenancy from the said Robert D. Gagne et al dated August 24, 1970 and recorded as aforesaid in Deed Book 1528, at Page 799; AND ALSO BEING a portion of the land conveyed to Placide Gagne and Elise Gagne under and by virtue of a certain Warranty Deed of Thomas Pelkey et ux dated October 17, 1947 and recorded as aforesaid in Deed Book 868, at Page 428. The said Placide Gagne died testate on or about November 1965, and the said Elise Gagne died testate on or about January 27, 1970. The said Elise Gagne by Will devised her interest to her children, the said Robert D. Gagne, now deceased, Elaine Gagne and Helene Z. Cyr, from which they devised their interest. Reference should be made to Kennebec County Probate Court - Docket No. 42347.

PARCELS A & B, respectively, subject to a certain Home Equity Loan from the said Cecile B. Gagne and the said William E. Pasha to Key Bank of Maine dated April 22, 1992 and recorded as aforesaid in Book 4118, at Page 294.

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**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said CECILE B. PASHA and WILLIAM E. PASHA, as tenants in common and not as joint tenants, their heirs and assigns, to them and their use and behoof forever; EXCEPTING, RESERVING and SUBJECT as aforesaid.

**And** I do **renewant** with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; EXCEPTING, RESERVING and SUBJECT as aforesaid.

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantees their heirs and assigns forever, against the lawful claims and demands of all persons, EXCEPTING, RESERVING and SUBJECT as aforesaid.

**In Witness Whereof**, I, the said CECILE B. PASHA

and

~~husband/wife of the said~~

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this ninth day of the month of March, A.D. 19 93.

**Signed, Sealed and Delivered**  
in presence of

*Cecile B. Pasha*  
Cecile B. Pasha

State of Maine, County of Kennebec, ss: March 9, 19 93.

Then personally appeared the above named Cecile B. Pasha

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Laurier E. Loubier*

Notary Public

XXXXXXXXXX

RECEIVED ~~Printed Name~~ SS Laurier E. Loubier

Commission Expires: 11/20/93 MAR 12 AM 11:59

ATTEST: *Louise B. Moore*  
REGISTER OF DEEDS

38-5

Telephone:  
207-873-4541

FAX:  
207-872-2072

*Ronald M. Roy*  
ATTORNEY AT LAW

—  
22 Clinton Avenue  
Winslow, Maine 04901

March 15, 1993

Cynthia Michaud, Tax Assessor  
City of Waterville  
City Hall  
Waterville, Maine 04901

RE: Cecile B. (Gagne) Pasha To C. B. Pasha et al

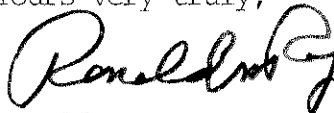
Dear Cynthia:

This letter will serve to confirm our telephone conversation as pertains to the captioned matter and the conveyance of two certain lots or parcels of land located on West River Road, in the City of Waterville, County of Kennebec and State of Maine, by Cecile B. Pasha, formerly known as Cecile B. Gagne, to herself and William E. Pasha, her husband, under and by virtue of a certain Warranty Deed dated March 9, 1993 and which Deed has been duly recorded in the Kennebec County Registry of Deeds in Deed Book 4346, at Page 001.

We are enclosing a copy of this Deed for your records and information even though the Kennebec County Registry of Deeds will be providing you with a copy thereof. The property will be assessed as of April 1, 1993 and Mr. Pasha is a veteran and he has been requested to confer with your office for a veterans exemption prior to the date of assessment of April 1, 1993.

I am forwarding a copy of this letter to Mr. and Mrs. Pasha for their information and necessary action and if you should have any questions in connection with this matter, please call me.

Yours very truly,



Ronald M. Roy

RMR:mgr  
encl.  
cc: Mr. & Mrs. Pasha